

NOTICE

The following is a brief summary of significant changes in the Property Owners' Association Act which became effective on July 1, 2007.

§ 55-510 – Access to association records; association meetings; notice

Authorizes notice of association meetings to be sent either by United States mail to all lot owners of record at the address of their respective lots or to such other addresses as any of them may have designated to such officer or his agent, in addition to the option of hand delivery of such notices.

§ 55-511 – Contract disclosure statement; right of cancellation

Allows an association to deliver the disclosure packet by electronic means unless the purchaser or seller requests a paper copy.

§ 55-512 – Contents of association disclosure packet; other requirements

Allows property owners' associations to collect a fee, not to exceed \$325, for preparation of a disclosure packet if the fee is established in the contract between the association and its managing agent and the fee is disclosed on the website of either the association or the managing agent. This section requires the prompt payment of the preparation fee to the managing agent who furnishes the disclosure packet.

§ 55-513.1 – Flag display; necessary supporting structures; affirmative defense

Provides that no association shall restrict or prohibit the display by a lot owner of the flag of the United States unless specifically prohibited by the association's rules and regulations or architectural guidelines provided in the disclosure packet. An association may, however, restrict the display of such flag in the common areas and may establish reasonable restrictions as to the size, place, and manner of placement or display.

§ 55-514.2 – Deposit of funds; fidelity bond

Requires any managing agent of a property owners' association to keep funds deposited with the managing agent in fiduciary trust accounts in a federally insured financial institution, and to keep such funds segregated from other assets of the managing agent. The association is also required to obtain a blanket fidelity bond or employee dishonesty insurance policy in a minimum amount of \$10,000.